

Date: 11th July, 2022

To,
The Maharashtra Real Estate Regulatory Authority
Mumbai

Dear Sirs,

Ref: Deviation in the model form of Allotment Letter in respect of the project being applied for registration.

Mentioned below is a gist of the amendments/ Iterations we seek to carry out in the specimen Allotment Letter for the above project.

1. In paragraphs 1 and 2, we have modified the wordings to reflect 'provisional' allotment of the flat and Car – Parking. Also, we have mentioned that the agreed sale price excludes the various deposits/ charges to be paid by the intending allottee and exclusion of GST extra. We have also reflected that the intending allottee would have inspected all plans/ permissions/ details of the project.
2. In paragraph 3, we have reflected the initial payment as an earnest amount.
3. In paragraph 6, we have mentioned that the agreed installments would be as per Annexure B, which annexure has been added by us to the allotment letter, reflecting the break-up of the instalments. We have also added that time for payment is of the essence. We have also added that on failure to pay the sale price or to execute that agreement for sale interest is payable and could lead to termination.
4. The other changes to the draft allotment letter are grammatical / consequential changes.
5. All proposed changes are in track mode for ease of reference and the same is attached.

Sincerely,

M/S. S. RAHEJA SAPPHIRE RESIDENCY LLP



Ramkrishna S. Raheja
Designed Partner

